

SUMMARY – CHEVY WAY FLOODING 08/08/03

RE: Ms. Loretta Ranieri, 6702 Chevy Way (Private Subdivision)
House Built 1993 by Tom Baldwin. Baldwin Construction – voluntarily inactivated county license March, 1997; voluntarily dissolved Florida Corporation March, 1998.

Timeline:

- June 2001 Flooding at residence first reported. County staff was very responsive in going out the day after flooding was reported to observe (T. Heiker, R. Burroughs, and respective staff members).
- July 2001 Commissioner Rackleff's office first contacted by adjacent neighbors of Ms. R's – stormwater in house (4 - 6 inches). Private Subdivision. Neighbors who regularly assist with getting water out of house offered to DONATE portions of each of their lots for a retention pond to help relieve Ms. R's property. Two are engineers and feel this is entirely feasible. They are requesting that the county assist them with installation.

FLOODING IS ISOLATED TO THIS RESIDENCE ON CHEVY WAY.
Ms. R's property is lowest point of closed basin, north side of Chevy Way. Though the south side of Chevy is also low, none of the residences flood –
Elevation Map, attachment A

August thru October 2001

Commissioner Rackleff's office pursued solutions, as suggested by various departments.

1. Housing Office – Shelley Murphy advises that Ms. R. makes too much money to qualify for ANY of her rehab or relocation programs (after meeting Ms. R. at her office). Shelley advises that CDBG funds are reserved for "the worst of the worst." Not sure why this doesn't qualify as such.
2. Building Inspection – Ray Burroughs (went out to observe damage). GEM's requirement (to builder) for 24" above elevation AND whether or not he complied are in question. Ray advised that Ms. R's residence was considered for condemnation, since the first floor is almost completely destroyed, but this was ruled out early in the process.
3. County Atty – Confirmed July 10, by letter that county had no liability for flooded property (per mtg at GEM). Also states that owner was free to take recourse against the builder – Ray Burroughs handling builder, who may be willing to rectify willingly and would require raising house up to prevent future flooding inside.
4. Stormwater - Theresa Heiker states that FEMA monies are not available to "repair," but must be spent for "prevention" in areas of recurring flooding– does not specifically apply to isolated flooding such as this. Theresa subsequently advised, that the county can't accept a "donation"

of land having no access via county maintained roadway, and cannot dig retention pond on private property.

5. Mr. Budell reports that neighborhood is probably not willing for county to take over entire S/D (2/3 2/3 Project) which would make it eligible for retention area and other improvements.

- Aug 2001 Ray Burroughs (via letter) informed Ms. R. that the builder was willing to assist by repairing or rebuilding any damaged areas (sheetrock, cabinets, etc). This never occurred, however, if it had, the repaired areas would have been destroyed by subsequent flooding. **Permitting, Flood Letter, and Building Inspection Documents – Attachment B**
- Sept 2001 Ms. R. communicates that she does not desire and has no plans to litigate with the county. **Herb's letter to Tom Baldwin - Attachment C**
- Oct 2001 Builder communicated that he is not willing to affect any repairs or otherwise assist Ms. R. His lawyer (Susan Thompson) sent documents to the County Attorney's Office and Ms. R. denying any liability. **Baldwin letter - Attachment D**
- Jan 2002 County Attorney sent letter to Tom Baldwin, stating that elevation requirement was "recommendation" by geotech. Firm (?) but that county is willing to assist in resolution of the matter with all parties - **Attachment E**
- Feb 2002 – July 2003
Commissioner Rackleff's office heard nothing new on this and presumed that flooding was somehow rectified or Ms. R. had moved.
- Aug. 7, 2003 Commissioner Rackleff's office contacted by Rich Budell (representing surrounding residences) AGAIN presenting the option of donation of land for a holding pond for the county's consideration and requesting that we find a way to help this woman.

Mr. Budell reports that the first week August, 10 neighbors have been helping Ms. R., who has 8-10 inches of water inside her home again. She no longer has carpet or flooring over the concrete. It is unsanitary. The ground is saturated and unstable. If it rains again this weekend (8/10/03) water will be inside the house again. The neighbors have rented a pump, at their expense, and have been pumping water out of the residence and across the street. Mr. Randy Jones has allowed the water to sheet flow through his property down (about 1 mile) to Lk. Lafayette. Mr. Budell adds that Ms. R's property flooded many times last summer (2002), however, he did not report it to Com. Rackleff's office.

They request to be on Aug 26 BOCC Agenda, or otherwise be able to present their concerns at that meeting. However, 5 minutes during Citizens To Be Heard is not enough. They would like this treated with urgency.